

**252 Clarence Street, Howrah, Tas 7018**



**House For Sale**

Friday, 1 December 2023

252 Clarence Street, Howrah, Tas 7018

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 721 m2**

**Type: House**



Jake Towns  
0402355789



Stuart Benson  
0412868979

## Offers over \$645,000

Step into the heart of this inviting property, where comfort meets opportunity. This three-bedroom, one-bathroom home welcomes you with its spacious living area and an open-plan kitchen and dining space, ideal for gatherings and daily moments with loved ones. Adjacent to the main house lies a separate two-bedroom unit, complete with its own bathroom, kitchen, and lounge room. This additional space offers versatility—a perfect guest accommodation, an extended living area for family, or an opportunity for rental income. Step outside onto the sundeck, where you can savour peaceful moments and enjoy the tranquillity of the surroundings.

- Perfect for first-home buyers or investors
- Two bedroom unit, 1 bathroom unit located on the property
- Open plan kitchen and dining area, perfect for entertaining friends and family
- Three great sized bedrooms, master with built in storage
- Spacious bathroom and laundry
- Effortlessly managed backyard space
- Proximity to local amenities, schools, and Shoreline Plaza
- Less than a 15-minute commute to Hobart CBD
- Unit currently tenanted at \$250 per week

This property's allure lies in its potential—a canvas ready for your imagination. Whether you envision a combined family home with added flexibility or a chance to explore rental possibilities, this property offers a myriad of options to suit your needs.

Year Built: 1963  
Construction: Weatherboard  
Roof: Iron  
Annual Council Rates: \$2,485 approx.  
Annual Water Rates: \$1,800 approx.